

**PB# 89-21**

**MT. ELLIS PAPER COM.**

**4-3-17**

MT. ELLIS PAPER CO. (AMENDED) #89-21  
WEMBLY RD. (TECTONIC)

*Approved*  
*5/24/89*

**General Receipt** 10593

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Mount Clear Paper Co. May 23 19 89  
\$ 25.00  
Twenty-five and 00 DOLLARS  
For Planning Board Application #89-21

DISTRIBUTION

FUND	CODE	AMOUNT
CR# 378		25.00

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 10594

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Town Clerk May 23 19 89  
\$ 150.00  
One Hundred fifty and 00 DOLLARS  
For Amended Site Plan #89-21 100

DISTRIBUTION

FUND	CODE	AMOUNT
CR II 376		150.00

By James Klein  
Captains  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

DOLLARS

Twenty-five 100

For Planning Board Application #89-21

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR# 378</u>		<u>25.00</u>

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

10594

General Receipt

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Town Clerk May 23 19 89 \$ 150.00

One Hundred fifty and - 00 DOLLARS  
100

For Amended Site Plan #89-21

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR# 370</u>		<u>150.00</u>

By James Kei  
Comptroller  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

10620

General Receipt

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

Received of Ext Record Paper Co. June 1 19 89 \$ 229.50  
xx

Two Hundred twenty-nine 50 DOLLARS

For Planning Board App. fee \$100.00 Engineering fee \$129.50

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR# 396</u>		<u>229.00</u>

By Pauline M. Townsend  
Town Clerk  
Title

Williamson Law Book Co., Rochester, N. Y. 14609

# FILE HISTORY

DATE FILE OPENED: 5-22-89

PLANNING BOARD NUMBER 89-21

COPY OF PLANS GIVEN TO:

DATE

DATE RETURNED

MARK EDSALL  
FIRE INSPECTOR  
WATER DEPARTMENT  
HIGHWAY DEPARTMENT  
*Sewer*

5-22-89  
5-22-89  
5-22-89  
5-22-89  
5-22-89

REVISED PLANS:

MARK EDSALL  
FIRE INSPECTOR  
WATER DEPARTMENT  
HIGHWAY DEPARTMENT

AGENDA DATE:

RESULTS:

5/24/89

FEES:

DATE & AMOUNT PAID

Pl. Application fee

5-23-89 \$25.00

Deposit

5-23-89 150.00

DATE PLANS APPROVED AND STAMPED BY TOWN OF NEW WINDSOR: 6/12/89

DATE PLANS PICKED UP BY APPLICANT: \_\_\_\_\_

NOTES: \_\_\_\_\_

*Approved 5/24/89*



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

**RICHARD D. McGOEY, P.E.**  
**WILLIAM J. HAUSER, P.E.**  
**MARK J. EDSALL, P.E.**

Licensed in New York,  
New Jersey and Pennsylvania

**MEMORANDUM**

14 June 1989

TO: MICHAEL BABCOCK, BUILDING INSPECTOR  
FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

SUBJECT: MT. ELLIS SITE PLAN  
P/B NO. 87-66 & 89-21

This memorandum shall acknowledge that on 14 June 1989 I made a field review of the subject site with you to review the status of the work with respect to the amended site plan approved by the Planning Board on 24 May 1989.

Based on my observations, it is my opinion that some minor site work called for on the plan has not been completed. As such, I have made an estimate with regard to the non-completed work.

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT</u> <u>COST</u>	<u>ESTIMATE</u>
Paving (Top only)	1067 SY	\$ 3.00	\$ 3,200
Paving (Top & Base)*	400 CY	\$ 7.00	\$ 2,800
Striping/Signs		L.S.	\$ 750
Landscaping Trees DW	9 EA	\$ 150	\$ 1,350
Landscaping Trees JP	15 EA	\$ 100	\$ 1,500
Landscaping Shrubs		L.S.	\$ 3,000
Bollards/Gas Meter		L.S.	\$ 100

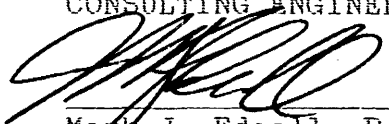
**TOTAL RECOMMENDED BOND AMOUNT \$ 12,700**

\* Final Grading and preparation  
already completed

If you have any further questions, please do not hesitate to call me.

Respectfully submitted,

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS, P.C.

  
Mark J. Edsall, P.E.  
Planning Board Engineer



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

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NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

*CH#12-6116189*

MEMORANDUM

14 June 1989

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P/E NO. 87-66 & 89-21

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Respectfully submitted,

McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS, P.C.

*[Signature]*  
Mark J. Edsall, P.E.  
Planning Board Engineer

*Make Cheen Payable To:*  
Town of New Windsor

DATE		AMOUNT
6/16		
LANDSCAPING		
TOTAL		
LESS DISCOUNT		
LESS		
TOTAL DEDUCTIONS		
AMOUNT OF CHECK		

**MOUNT ELLIS PAPER CO., INC.**

P.O. BOX 4083  
214 MAC ARTHUR AVE.  
NEWBURGH, NY 12550

412

1-108/280

PAY  
TO THE  
ORDER OF

*Town of New Windsor* 6/16 19 89  
\$ 12,700.00  
*Twelve thousand seven hundred + 00/100* DOLLARS



VAILS GATE OFFICE  
**MARINE MIDLAND BANK, N.A.**  
VAILS GATE, NEW YORK 12584

*[Signature]*

⑆0004 12⑆ ⑆02800 108 1⑆ 078⑈75640⑈3⑆



MT. ELLIS PAPER - AMENDED SITE PLAN - WEMBLY END (89-21)

Mr. Don Benvie from Tectonic came before the Board representing this proposal.

Mr. Benvie: This is the amended site plan for the Mt. Ellis. Some modifications were made from the original approved site plan, some of them have been covered before. They added parking entrance up here on the upper--we bubbled them out and put a revision to show where the modifications were from the original site plan approval. They have added an entrance in here. The drainage in the truck parking area was modified because of the high ground water conditions that were encountered during the site preparation and we have modified the drainage in the upper parking areas for the employee parking areas to account for the conditions that we ran into in the truck loading area. There was a hydrant out front was relocated from what was originally shown on the plan. There has been a thousand gallon underground gas tank with a pump added to this plan. There is a fire access lane that was added in the back of the building per the Fire Department's requirements and there are a couple of other minor items, a concrete dolly pad added at the truck loading area for the standups on the trailers that would be coming in and unloading at the dock and then some concrete steps were added going into the office portion of the building. That essentially I believe covers all the modifications that were incorporated into this plan based on what was on the original plan that was approved.

Mr. VanLeeuwen: According to what Mark has written here, I just read his comments, he wants to do a couple things, he recommends that the Planning Board take formal action required under the SEQR even though we approved this before. We have to do SEQR again.

Mr. Edsall: Since it is a separate application, I don't think it would hurt. Any amended plans we are keeping separate files on because we had some old plans that changed so many times, old files, it was difficult to keep track on whole new applications so we should go through the actions.

Mr. VanLeeuwen: I make a motion that we take lead agency and waive the public hearing with regard to Mt. Ellis Paper.

Mr. Lander: I'll second that motion.

ROLL CALL:

Mr. Lander	Aye
Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. Jones	Aye
Mr. Pagano	Aye

Mr. VanLeeuwen: I make a motion that we declare a negative declara-

tion with regard to the SEQR process on the application of Mt. Ellis Paper.

Mr. Soukup: I will second that motion.

ROLL CALL:

Mr. Lander	Aye
Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. Jones	Aye
Mr. Pagano	Aye

Mr. VanLeeuwen: I make a motion that we approve the Mt. Ellis Paper amended site plan subject to conditions in the letter, the nine items that were listed in Mark's comments dated May 24th, 1989.

Mr. Soukup: I will second that motion.

Mr. Lander: Do you have anything from the Fire Department in there?

Mr. Pagano: Fire Department has approved it.

Mr. Edsall: Just for the record, Bob Rogers was at the Planning Board work session when we went over these items, some of the items that were of detail were based on the discussions with Bob Rogers. It is his opinion from the meeting that there is no problem.

Mr. VanLeeuwen: It is stamped right on the map that they approved it.

ROLL CALL:

Mr. Lander	Aye
Mr. Soukup	Aye
Mr. VanLeeuwen	Aye
Mr. Jones	Aye
Mr. Pagano	Aye

	Initials	Date
Prepared By		
Approved By		

89 - 21

Mt. Ellis Paper Co. Amended

5-23-89		1	2	3	4
Date	Description	Received	Disbursed	Balance To Date	
5 23	CK # 370	15000		15000	1
5 30	McGoey, Hauser & Edsall fees		27950	(12950)	2
6 2	CK # 396 100.00 Site Plan Fee 129.50 Eng. fees 3229.50	12950		+ 0 +	3
4					4
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31					

Amended Site Plan fee:

\$150.00

TOWN OF NEW WINDSOR  
TRUST AND AGENCY FUND  
555 UNION AVE.  
NEW WINDSOR, NY 12550

1076

50-174/219

PAY  
TO THE  
ORDER OF

General Fund

6/2 19 89

\$ 150.00

Instituted Fifty

DOLLARS

NORSTAR BANK  
OF UPSTATE NY  
Newburgh Office  
Newburgh, NY 12550-0201

FOR

Executive Fund Mt. Ellis

George P. Green  
J. P. Green

⑈001076⑈ ⑆021901748⑆ 520 9000433⑈

6/2/89

to clear deposit account for Mt. Ellis Paper Co.

P.B. #89-21 (M)

AS OF: 05/28/89

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: KENWIN - TOWN OF NEW WINDSOR

TASK: 89- 21

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
89-21	32455	04/25/89	TIME	MJE	MC MT ELLIS AMENDED	60.00	0.50	30.00			
89-21	32460	04/26/89	TIME	MJE	MC MT ELLIS AMENDED	60.00	0.70	42.00			
89-21	33389	05/02/89	TIME	MJE	MC MT ELLIS AM S/P	60.00	0.40	24.00			
89-21	33396	05/05/89	TIME	MJE	MC MT ELLIS AM S/P	60.00	0.30	18.00			
89-21	33587	05/09/89	TIME	MJE	MC MT ELLIS AM	60.00	0.50	30.00			
89-21	33590	05/10/89	TIME	MJE	MC MT ELLIS AM	60.00	0.30	30.00			
89-21	33595	05/11/89	TIME	MJE	MC MT ELLIS AM	60.00	0.30	18.00			
89-21	34068	05/15/89	TIME	MJE	MC MT ELLIS S/P	60.00	0.50	30.00			
89-21	34069	05/16/89	TIME	MJE	MC MT ELLIS S/P	60.00	0.30	18.00			
89-21	34367	05/24/89	TIME	MJE	MC MT ELLIS AM	60.00	0.50	30.00			
89-21	34370	05/24/89	TIME	EJ	CL MT ELLIS AM	19.00	0.50	9.50			
TASK TOTAL								279.50	0.00	0.00	279.50
GRAND TOTAL								279.50	0.00	0.00	279.50

*Paid by Applicant*

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., , SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Donald A. Beavie for the building or subdivision of  
Mt. Ellis Paper Co. has been

reviewed by me and is approved ☒

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

There is water servicing this property.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. Adams  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

INTER OFFICE CORRESPONDENCE

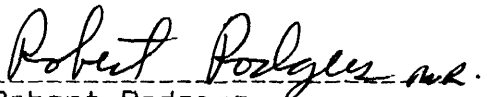
TO: Town Planning Board  
FROM: Town Fire Inspector  
DATE: May 24, 1989  
SUBJECT: Mr. Ellis Paper Company

Planning Board Reference Number: PB-89-21  
Fire Prevention Reference Number: FPS-89-050

A review of the above referenced subject site plan was conducted on 23 May 1989.

This site plan is found acceptable.

Plan Dated 1 May 1989, Revision 2

  
Robert Rodgers  
Fire Inspector

RR:mr  
Att.

MAY 24 1989

CC: M.E.





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
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RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

*Give new #*

*former 87-66*

TOWN OF NEW WINDSOR P/B # 89 - 21  
WORK SESSION DATE: 16 MAY 1989 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_ REQUIRED:  
PROJECT NAME: Mt Ellis Amended  
COMPLETE APPLICATION ON FILE \_\_\_\_\_ NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Don Benie  
TOWN REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. \_\_\_\_\_  
P/B ENGR. ✓  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

connect in roof drains

get new plans

possible 5/24/89

P/B mtg appearance  
(they will arrange w/ Carl S)



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

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WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 89 - 21  
WORK SESSION DATE: 5-2-89 APPLICANT RESUB.  
REQUIRED:  
REAPPEARANCE AT W/S REQUESTED: \_\_\_\_\_  
PROJECT NAME: At Ellis - Amended -  
COMPLETE APPLICATION ON FILE ☒ NEW ☒ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Barry Brantman, Bill Woodward, Cy  
TOWN REPS PRESENT: BLDG INSP. ☒ Tom  
FIRE INSP. ☒ Rennie  
P/B ENGR. ☒  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- Gas tank - indicate size (1000); locate pump; bollards
- Fire lane is being shown
- remove drainage -

~~1. Add fire hydrant~~

~~2. Add fire hydrant at each corner~~

~~3. Add fire hydrant at each corner~~

MT. ELLIS DRIVEWAY

Elias Grevas, L.S., came before the Board.

Mr. Edsall: This is to, my understanding is that the approved plan prepared by Barry Bronfman, what they are asking to do is add another driveway to get a better flow of truck traffic rather than trying to do K-turns with tractor trailers to be able to have two driveways. They have submitted a plan for us to consider, it is from Tectonic Engineering, shows the additional driveway, shows the location of the hydrant. I don't understand why they have this boxed in area and they have put in the fire lane that Bob Rogers wanted. I have checked, they are not changing the parking, they are not deleting anything, all they are doing is making a better traffic pattern.

Mr. Soukup: That shows paving and island for truck parking.

Mr. Edsall: This is what I didn't understand. I wanted to pick this up, that is why I colored it in. I agree with the driveway, we have no choice, obviously they had to move the hydrant. I called them to find out why this was done and he hasn't gotten back to me so in any case, if the Board would give an opinion, we can always have them give us an amended site plan.

Mr. VanLeeuwen: I make a motion that we approve the fire lane and the driveway.

Mr. Edsall: Don't be surprised if they want to lay it out and start working, if you have no opposition to that.

Mr. Soukup: The fire lane and the driveway, we can go for an amended site plan but not reduction of the island, keep the planted island.

Mr. Edsall: Do you want them to come back in on this plan with these items shown or can you simply approve it subject to a proper amended plan being presented.

Mr. VanLeeuwen: You can approve the plan.

Mr. Edsall: I can show it to Dan, why tie up the agenda for something like that.

Mr. McCarville: I make a motion to approve the fire lane and the second driveway but disapprove the truck parking out front subject to review by the secretary before stamping with regard to Mt. Ellis.

Mr. VanLeeuwen: I'll second that motion.

## ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Jones	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Mt. Ellis Paper Company
2. Name of Applicant Sy Kaplowitz Phone (914) 562-4200  
Address 214 McArthur Avenue, Newburgh, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Tectonic Engineering Phone (914) 928-6531  
Address 600 Route 32, P.O. Box 447, Highland Mills, NY 10930  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Jerry Fiedelholz Phone \_\_\_\_\_  
Address Route 94 New Windsor, New York 12550  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Tectonic Engineering Con. Phone (914) 928-6531  
(Name)
7. Location: On the South side of Wembly Road Exit  
(Street)  
feet Gateway Industrial Park  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 6.096 9. Zoning District PI
10. Tax Map Designation: Section 4 Block 3 Lot 17
11. This application is for site plan approval

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? NO

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT  
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

\_\_\_\_\_ being duly sworn, deposes and says  
that he resides at \_\_\_\_\_  
in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

12<sup>TH</sup> day of MAY 1989

James W. Taylor  
Notary Public

[Signature]  
(Owner's Signature)

[Signature]  
(Applicant's Signature)

Pres.  
(Title)

JAMES W. TAYLOR  
Notary Public, State of New York  
# 4044593  
Qualified in Orange County  
Commission Expires November 28, 1990

TOWN OF NEW WINDSOR PLANNING BOARD  
SITE PLAN CHECKLIST

ITEM

- |   |  |
|---|--|
| 1. <input checked="" type="checkbox"/> Site Plan Title              | 29. <input checked="" type="checkbox"/> Curbing Locations      |
| 2. <input checked="" type="checkbox"/> Applicant's Name(s)          | 30. <input checked="" type="checkbox"/> Curbing Through        |
| 3. <input checked="" type="checkbox"/> Applicant's Address(es)      | Section  |
| 4. <input checked="" type="checkbox"/> Site Plan Preparer's Name    | 31. <input checked="" type="checkbox"/> Catch Basin Locations  |
| 5. <input checked="" type="checkbox"/> Site Plan Preparer's Address | 32. <input checked="" type="checkbox"/> Catch Basin Through    |
| 6. <input checked="" type="checkbox"/> Drawing and Revision Dates   | Section  |
| 7. <input checked="" type="checkbox"/> 4"x2" Box for Approval       | 33. <input checked="" type="checkbox"/> Storm Drainage         |
| Stamp.  | 34. <input checked="" type="checkbox"/> Refuse Storage         |
| 8. <input checked="" type="checkbox"/> AREA MAP INSET               | 35. <input checked="" type="checkbox"/> Other Outdoor Storage  |
| 9. <input checked="" type="checkbox"/> Site Designation             | 36. <input checked="" type="checkbox"/> Area Lighting          |
| 10. <input checked="" type="checkbox"/> Properties Within 500 Feet  | 37. <input checked="" type="checkbox"/> Sanitary Disposal Sys. |
| of Site   |  |
| 11. <input checked="" type="checkbox"/> Property Owners (Item #10)  | 38. <input checked="" type="checkbox"/> Water Supply/Fire      |
|   | Hydrants   |
| 12. <input checked="" type="checkbox"/> PLOT PLAN                   | 39. <input checked="" type="checkbox"/> Building Locations     |
| 13. <input checked="" type="checkbox"/> Scale (1" = 50' or lesser)  | 40. <input checked="" type="checkbox"/> Building Setbacks      |
| 14. <input checked="" type="checkbox"/> Metes and Bounds            | 41. <input checked="" type="checkbox"/> Front Building         |
| 15. <input checked="" type="checkbox"/> Zoning Designation          | Elevations   |
| 16. <input checked="" type="checkbox"/> North Arrow                 | 42. <input checked="" type="checkbox"/> Divisions of Occupancy |
| 17. <input checked="" type="checkbox"/> Abutting Property Owners    | 43. <input checked="" type="checkbox"/> Sign Details           |
| 18. <input checked="" type="checkbox"/> Existing Building Locations | 44. <input checked="" type="checkbox"/> BULK TABLE INSET       |
| 19. <input checked="" type="checkbox"/> Existing Paved Areas        | 45. <input checked="" type="checkbox"/> Property Area (Nearest |
| 20. <input checked="" type="checkbox"/> Existing Vegetation         | 100 sq. ft.)   |
| 21. <input checked="" type="checkbox"/> Existing Access & Egress    | 46. <input checked="" type="checkbox"/> Building Coverage (sq. |
|   | ft.)   |
| <u>PROPOSED IMPROVEMENTS</u>  | 47. <input checked="" type="checkbox"/> Building Coverage (%   |
| 22. <input checked="" type="checkbox"/> Landscaping                 | of Total Area)   |
| 23. <input checked="" type="checkbox"/> Exterior Lighting           | 48. <input checked="" type="checkbox"/> Pavement Coverage (Sq. |
| 24. <input checked="" type="checkbox"/> Screening                   | Ft.)   |
| 25. <input checked="" type="checkbox"/> Access & Egress             | 49. <input checked="" type="checkbox"/> Pavement Coverage (%   |
| 26. <input checked="" type="checkbox"/> Parking Areas               | of Total Area)   |
| 27. <input checked="" type="checkbox"/> Loading Areas               | 50. <input checked="" type="checkbox"/> Open Space (Sq. Ft.)   |
| 28. <input checked="" type="checkbox"/> Paving Details              | 51. <input checked="" type="checkbox"/> Open Space (% of Total |
| (Items 25-27)   | Area)  |
|   | 52. <input checked="" type="checkbox"/> No. of Parking Spaces  |
|   | Proposed.  |
|   | 53. <input checked="" type="checkbox"/> No. of Parking         |
|   | Required.  |

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The Site Plan has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Donald Benner PE 062718  
Licensed Professional

Rev. 3-87

Date: 5-12-87



## TECTONIC

ENGINEERING CONSULTANTS P.C.

P.O. Box 447, 600 Route 32

Highland Mills, N.Y. 10930-0447 (914) 928-6531

OTHER OFFICES:

Auburn, MA

Waterbury, CT

Paramus, NJ

FAX (914) 928-9211

Mr. Mark Edsall  
McGoey, Hauser & Edsall, P.C.  
Quassaick Avenue  
New Windsor, New York 12550

May 12, 1989

RE: W.O. 477.02  
Mt. Ellis Paper Co.

Dear Mark:

The Architect for the Mount Ellis project and the client, Cy Kaplowitz has requested that Tectonic Engineering Consultants P.C. assist Mr. Bronfman with revising the site plan and obtaining final approval for the project. The final site plan has been revised to reflect the following changes from the originally approved plan:

1. An additional entrance drive has been created at the northeast corner of the trucking area to facilitate ingress and egress.
2. The drainage scheme has been revised to account for high ground water conditions existing in the truck parking area. The original design called for all collected drainage to be discharged east of the building through a closed piping system traversing across the truck parking area. Because of the high ground water levels, drainage in the trucking area will be sheet flowed to a flared end section and disposed of to a drainage swale along the east property line. Drainage in the employee parking areas will be collected in catch basins and channeled through a closed system for ultimate disposal at the southwest property corner into a drainage swale.
3. The curbing layout has been revised. The new layout calls for curbing at the three entrance drives and along the entire perimeter of the small employee parking area located north of the building.
4. A 1000 gallon underground gas tank and pump has been added to fuel the trucks.
5. A fire access lane has been added on the south side of the building.

Mr. Mark Edsall

Page 2

May 12, 1989

6. The fire hydrant on the north side of the site has been relocated closer to Wembly Drive.
7. A concrete stepped ramp has been added at the entrance to the office.
8. A concrete dolly pad has been added in the truck parking area.
9. Miscellaneous sidewalks have been added at various locations around the building.

Due to the relative urgency of completing the site work in order that our client perform their move in to the new building on schedule, we are requesting that the project be placed on the May 24, 1989 agenda.

We appreciate your assistance and should you have any questions, please do not hesitate to call.

Sincerely,

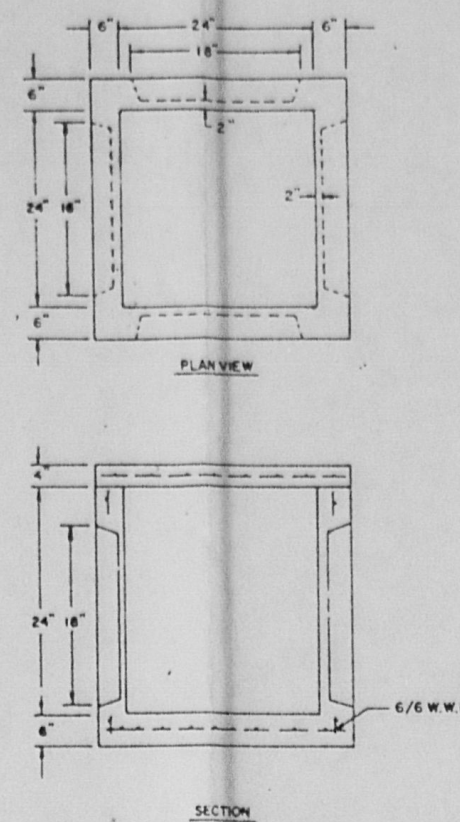
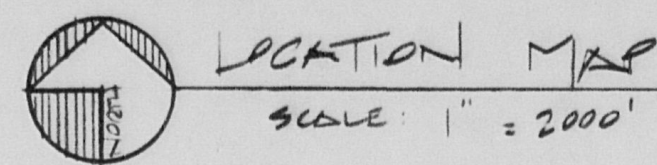


Donald A. Benvie, P.E.  
Principal

DAB/gj  
File 56

cc: Cy Kaplowitz - Mt. Ellis Paper Co.  
Barry Bronfman - The Bronfman Organization





**NOTE:**

- THIS UNIT HAS 4-16" x 18" I.D. KNOCKOUT PANELS CENTERED ON SIDEWALLS.
- WEIGHTS:
  - SPLICE BOX - 1,708 LBS.
  - TOP SLAB - 440 LBS (4" THICK)
- CAST NON FRAME AND COVER AVAILABLE

CONCRETE TO TEST 4000 PSI AT 28 DAYS  
PRECAST CONCRETE SALES CO  
A DIV OF PRECONCO SALES CORP  
ROUTE 303 VALLEY COTTAGE, N.Y 10986  
24" x 24" x 24"  
SPICE BOX  
DATE MARCH 1988 DWG NO. 15-24

## SITE DATA

OWNER/APPLICANT: CHURCH RENTAL CO.  
214 MACARTHUR AVE.  
NEW WINDSOR, N.J. 07050

ZONE: PI: PLANNED INDUSTRIAL

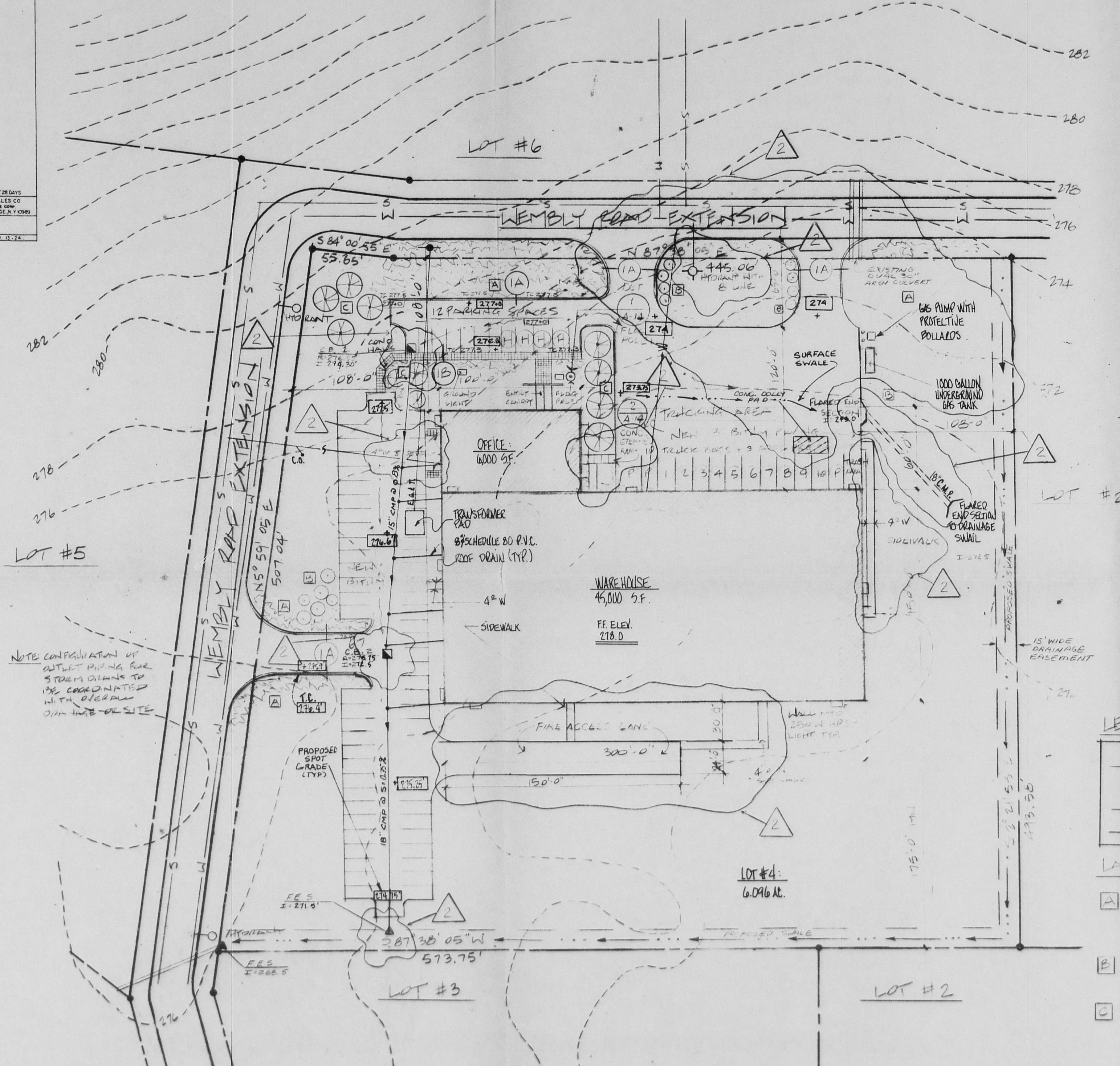
TAX MAP DATA:

PARCEL	4
SECTION	4
BLOCK	3
LOT	17

MAP #3888-ICE: "HELMER, GEORGE I. CONST. INC."  
DATED: FEB 17, 1982  
FILED: MAR 26, 1982  
MAP #5895  
SUBDIVISION APPROX GRANTED:  
FEB 27, 1982  
"HITED PARCEL SERVICE & GATE, INC."  
INTERNATIONAL PARK  
DATED: JUNE 8, 1985  
MAP #7175


## ZONING REQUIREMENTS

PLANNED INDUSTRIAL ZONE (PI)	REQUIRED	ACTUAL
MINIMUM LOT AREA	80,000 SF	269,542 SF
MAXIMUM FAR	.2	.19
MINIMUM LOT WIDTH	200 FT.	500 FT.
MINIMUM FRONT YARD	100 FT.	108 FT.
MINIMUM REAR YARD	50 FT.	175 FT.
MINIMUM SIDE YARD	50 / 110 FT.	108 / 216 FT.
PARKING COVERAGE $\frac{\text{SQ. FT.}}{\text{TOTAL AREA}}$	—	$\frac{42800}{92 \text{ FT.}}$ / 16.1 %
OPEN SPACE $\frac{\text{SQ. FT.}}{\text{TOTAL AREA}}$	—	$\frac{22742}{92 \text{ FT.}}$ / 33.9 %
NO. OF PARKING SPACES	4 SPACES / LOT # 10000 SF : 200 : 30 SPACES LARGE HOUSE 1 SPACE / 1000 SF 45000 SF : 1000 : 45 SPACES TOTAL SPACES REQUIRED: 75	79 SPACES
MAXIMUM BLDG HEIGHT	4' PER FOOT BLDG NEAREST BLDG LINE 4' (100 FT) : 432' 36" (111.84 M)	36 FT



LEGEND

\_\_\_\_\_ NEW 15" STORM  
 DRAIN  
 ■ C.B. = 4'  $\phi$  CATCH BASIN  
 \_\_\_\_\_ W \_\_\_\_\_ WATER LINE  
 \_\_\_\_\_ S \_\_\_\_\_ SEWER LINE

[A]  PRITZER JUNIOR BLUES  
2 1/2 - 3' HIGH 3' 0" STANGERO

[B] (2) (3) JAPANESE BLUE PILES  
 (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100)

☒  FLOWERING DOGWOOD

# SITE PLAN

SUM:  $1^{\circ} = 50' - 0$

CHRB/LAWN DETAIL

13 CRR/SOEN/TK DETAIL

SITE PAVING & CONCRETE DETAILS  $\frac{3}{4}'' = 1'-0''$

1. CONC. TO BE FC 2000 PSI AIR ENTRAINED CONC.
2. PROVIDE EXPANSION JOINTS IN CONC. SPACED 20'-0" MAX. O.C.

## 2) PARKING SPACE DETAILS

$$1.4'' = 1.0$$

• MOUNT ELLIS •  
PAPER COMPANY



GATEWAY INTERNATIONAL PARK  
NEW WINDSOR, NEW YORK

THE BRONFMAN ORGANISATION

• ARCHITECTS •  
34 KINGS COURT  
CHAPEAQUA, NEW YORK 10514



**TECTONIC**  
ENGINEERING CONSULTANTS P.C.  
P.O. Box 447, 600 Route 32  
Highland Mills, N.Y. 10930 (914) 928-6531

	REVISE TALKING PAPER DRAINAGE ADD REINFORCING EXTENDING UNDER TALKING AREA ADD UNDERPINNING FOR TALKING AND FIRE HEADS LAMP TWO SIDEWALKS FELICITATE RECENT VISIT	5-1-81
	GEN. REV. - TALKING AREA GEN. JOT - REV. DRAFT FOR PLANNING SOUND REVISED ISSUED FOR PLANNING SOUND REVISED	1-15-87 10-20-88 2-4-88 1-15-88
	FOR REVIEW	0-23-8
	FOR REVIEW	10-7-8

SITE PLAN \_\_\_\_\_ APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON June 12, 1989  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY

## SITE PLAN AND DATA ZONING REQUIREMENTS

13 July 1987	SCALE: AS NOTED
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DRAWING NO:

A-1

- 2 OF -